170.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,080,200	/	1,080,200
USE VALUE:	1,080,200	/	1,080,200
ASSESSED:	1,080,200	/	1,080,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57	-59	PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAO KEVIN
Owner 2:	
Owner 3:	
Street 1:	59 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DARRIS KATHERINE -
Owner 2:	-
Street 1:	14 FOREST PARK AVE
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	01862

NARRATIVE DESCRIPTION

This parcel contains 4,706 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3558 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4706.000	682,300	5,100	392,800	1,080,200
Total Card	0.108	682,300	5,100	392,800	1,080,200
Total Parcel	0.108	682,300	5,100	392,800	1,080,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.60 | /Parcel: 303.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	112531
GIS Ref	
GIS Ref	
Insp Date	07/02/18

!13124!

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	682,400	5100	4,706.	392,800	1,080,300	1,080,300	Year End Roll	12/18/2019
2019	105	FV	499,000	5100	4,706.	387,200	891,300	891,300	Year End Roll	1/3/2019
2018	105	FV	497,000	5100	4,706.	297,400	799,500	799,500	Year End Roll	12/20/2017
2017	105	FV	468,100	5100	4,706.	280,600	753,800	753,800	Year End Roll	1/3/2017
2016	105	FV	468,100	5100	4,706.	258,100	731,300	731,300	Year End	1/4/2016
2015	105	FV	420,400	5100	4,706.	241,300	666,800	666,800	Year End Roll	12/11/2014
2014	105	FV	420,400	5100	4,706.	222,200	647,700	647,700	Year End Roll	12/16/2013
2013	105	FV	436,200	5100	4,706.	222,200	663,500	663,500		12/13/2012

PRINT

Date	Time
12/11/20	03:07:51

LAST REV

Date	Time
11/19/20	10:53:58
mmcmakin	
13124	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DARRIS KATHERIN	76025-215	1	10/29/2020		1,000,000	No	No		
KAPLAN ARTHUR	25362-264		5/24/1995		141,000	No	No		Y

USER DEFINED

Prior Id # 1:	112531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2010	195	Manual	8,500					BUILD RETAINING WA
5/30/1995	283	Manual	5,000					SHINGLES/TRIM/WIND

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
7/2/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Measured	197	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	263	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4706		Sq. Ft.	Site		0	70.	1.19	6									392,827						392,800	

Total AC/HA: 0.10803 | Total SF/SM: 4706 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 392,827 | Spl Credit | Total: 392,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94510961
Const Adj.:	0.98990101
Adj $ / SQ:	159.046
Other Features:	192500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	838190
Depreciation:	155903
Depreciated Total:	682286

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
1	3	1	
Totals			
3	14	6	

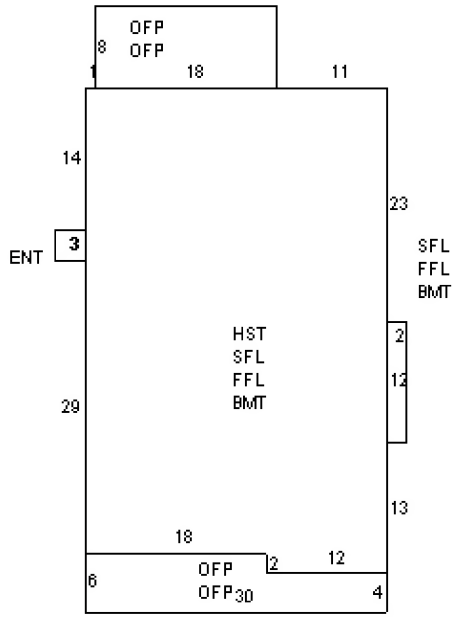
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	159.05
Special Features:	0	Val/Su Net:	121.95
Final Total:	682300	Val/Su SzAd	191.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,428	47.710	68,135
FFL	First Floor	1,428	159.050	227,118
SFL	Second Floor	1,428	159.050	227,118
HST	Half Story	702	159.050	111,650
OFP	Open Porch	600	19.060	11,433
ENT	ENTRY	9	26.130	235
	Net Sketched Area:	5,595	Total:	645,689
Size Ad	3558	Gross Are	6297	FinArea 3558

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100